

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
JULY 3, 2018**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, July 3, 2018 at 7:00 p.m.

CALL TO ORDER:

Chair Elizabeth Yang called the Design Review Board meeting to order at 7:04 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Chair Elizabeth Yang, Vice-Chair Gay Q. Yuen, and Member Ivan Lam

Board Members Absent: None

ALSO PRESENT: Samantha Tewasart, Senior Planner, Jeffrey Rimando, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1254 WEST CREST WAY (DRB-18-08)

The applicant, Derrick Yu, is requesting design review approval for a new 58 square foot first floor addition, 1,334 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1254 West Crest Way in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) continued the requested Design Review Board (DRB-18-08) application to the meeting of July 17, 2018.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 701 FONTINI PLACE (DRB-18-09)

The applicant, Paul Cheung of Grand Palace Construction, is requesting design review approval for a new 728 square foot second floor addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 701 Fontini Place in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-18-09) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-C MASTER SIGN PROGRAM – 145 EAST GARVEY AVENUE (DRB-17-14)

The applicant, Eddie Hsieh of Sign Art Co., is requesting design review approval for a new Master Sign Program at 145 East Garvey Avenue in the C-B, P-D (Central Business, Planned Development) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-14) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

Condition 15. The Final Master Sign Program under Section C. 2. must reflect only three acrylic colors, including red #2793, green #2030, and blue #2051.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-D. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 8-UNIT RESIDENTIAL DEVELOPMENT – 432-434 SOUTH ALHAMBRA AVENUE – (DRB-17-24)

The applicant, Eddy Wan of Coridan Fund 5, LP, is requesting design review board approval for the construction of an 8-unit residential development at 432-434 South Alhambra Avenue in the R-3 (High-Density Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-24) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:55 p.m.

Next regular scheduled meeting on July 17, 2018 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development